COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: October 12, 2015
AGENDA NUMBER: 17
FILE NUMBER: 15-124
ITEM: Terch Residence

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: Fairway Custom Homes, Inc for Pete Terch
13055 Riverdale Drive NW
Coon Rapids MN 55433

PURPOSE: Construction of new residence

LOCATION: Round Lake Blvd NW and Mississippi Blvd NW, Coon Rapids
APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses.
2. High infiltration soils.
3. Highly erodible soils

EXHIBITS:
1. Construction Details by unknown, undated, received 9/30/2015
2. Plat of property by E.G. Rud & Sons, dated 9/16/2015, received 9/30/2015
3. Precipitation Data from NOAA website, dated 9/28/2015, received 9/30/2015

HISTORY & CONSIDERATIONS:
This item has not been before the CCWD Board.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to the Mississippi River.

Floodplain: There floodplain on the property according to FEMA at 840.6. The total floodplain impact is 0 acre-feet, within the floodplain. Compensatory storage is not needed.

Groundwater: Surficial ground water is present at unknown feet. The site does not include groundwater sensitive areas. Proposed building is slab on grade and no infiltration basins are proposed, groundwater information is not needed.

Historic Sites: The proposed project does not include sites of historic or archeological significance.

Local Planning & Zoning: The proposed project is consistent with local planning and zoning. There is an approved local water plan.

Maintenance: The proposed project does not include a ditch maintenance easement or utility line crossings. Changes in drainage will not affect adjacent property owners and therefore do not need to be notified.

Soils & Erosion Control: Soils affected by the proposal are Hubbard and Nymore. Stabilizing vegetation is not proposed for disturbed areas within two weeks of rough grading. Adjacent properties are protected from sediment deposition. All wetlands, waterbodies, ponds, infiltration basins and water conveyance systems are protected from erosion and sedimentation. Project site is not greater than 1 acre; an NPDES permit is not required.

Stormwater & Hydraulics: The applicant is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation via overland flow. Stormwater leaving the site is discharged into a well-defined receiving
channel or pipe and routed to a public drainage system. Drainage sensitive uses do not exist downstream from the proposed site. It is unknown if the rate of post development runoff from the site does exceed predevelopment rates. However, the runoff from the proposed building will not interfere with sensitive downstream land uses.

**Water Quality:** Project does not include new impervious drainage areas greater than 1 acre. The proposal will not detrimentally affect the existing water quality of the receiving water. The proposal will not cause extreme fluctuations of water levels or temperature changes.

**Wetlands:** Wetlands do not exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey.

**Wildlife:** The proposed project does not include endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors.

**Performance Escrow:** $2,245.00

**ISSUES/CONCERNS:**

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<tr>
<th>Soils &amp; Erosion Control: Provide note on Erosion Control Plan that states that stabilizing vegetation will be proposed within 7 days of rough grading or inactivity.</th>
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<td>Escrows: $2,000 + (.49 ac * $500/ac) = $2,245.00</td>
<td>2. Receipt of escrows.</td>
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**RECOMMENDATION:** Approve with 2 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Provide note on Erosion Control Plan that states that stabilizing vegetation will be proposed within 7 days of rough grading or inactivity.